

WENATCHEE HISTORIC PRESERVATION BOARD
SCHEDULED MEETING
May 18, 2010
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801

AGENDA

- I. CALL TO ORDER: 5:30 PM**
- II. ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of April 6, 2010
 - B. Explanation of public hearing procedures
- III. OLD BUSINESS**
 - A. None
- IV. NEW BUSINESS**
 - A. Certificate of Appropriateness HP10-3 – Chelan Douglas Land Trust – 18 N. Wenatchee Ave
 - B. Certificate of Appropriateness HP10-4 – Mike Kaputa – 150 S. Franklin
 - C. Certificate of Appropriateness HP10-5 – Joyce C. Block-Gix – 136 S. Emerson
- V. OTHER**
 - A. Work session Grandview Historic District
 - 1. Section E of Draft Code Changes – Actions Subject to Review by the Board
- VI. ADJOURNMENT**

MINUTES

I. CALL TO ORDER

Chairperson Rosalyn Purdom called the meeting to order at 5:37 p.m. with the following members in attendance; Beth Spadoni, Malia Tucker, Beverly Jagla and Lisa Dahlgreen. The Planning staff was represented by: Monica Libbey, Planning Manager; and Kim Schooley, Administrative Assistant. Also present, Amy Vira, Assistant City Attorney.

II. ADMINISTRATIVE AFFAIRS

A. Approval of minutes from the regular meeting of March 3, 2010.

Board member Spadoni moved to approve the minutes as written. Board member Dahlgren seconded the motion. The motion carried.

B. Explanation of public hearing procedures.

III. OLD BUSINESS

A. 136 S. Emerson Certificate of Appropriateness Application: Clarifying March 3, 2010 Motion

Monica Libbey presented the staff report accompanied by Amy Vira, Assistant City Attorney.

The applicant was represented by her attorney, Quentin Batjer, who addressed the Board. Batjer presented the Board with a partial transcript of the Historic Preservation Board meeting of March 3, 2010. Batjer also played a partial audio recording of the meeting.

Batjer maintained that the Board told them on March 3rd that the applicant could do as she wished with the basement window, however, the Certificate of Appropriateness that was issued stated otherwise. He stated the document instructs the applicant to replace the basement window. He advised that it was and is her desire to keep the window as is.

Amy Vira, Assistant City Attorney, advised the Board that they had three options for action with regard to the application. They could approve it as written with staff's findings and conclusions; they could deny it or approve it with conditions.

Board member Spadoni asked the applicant why she was not willing to change out the basement window as offered with the original application.

Batjer advised that the offer was presented as an all or nothing deal as a good will gesture in working with the Board on the other windows. He stated that since the Board refused to consider the offer at the time it was made, the offer was being rescinded.

The applicant, Joyce Gix, 136 S. Emerson, Wenatchee, WA. Gix advised that she had spent \$4000.00 on her application and legal assistance to date, and that the total bill will exceed \$7000.00 when all said and done. She said she is not willing to spend any more money.

Chairperson Rosalyn Purdom advised that her intent at the March 3rd meeting was to approve the original Certificate of Appropriateness.

Board member Spadoni moved to approve the Certificate of Appropriateness, leaving the basement window as is. Board member Dahlgren 2nd the motion.

Amy Vira, Assistant City Attorney, interjected and restated the Board's options for taking action and asked that the motion be restated.

Board member Spadoni moved to approve the Certificate of Appropriateness with the condition of leaving the basement window as is. Board member Dahlgreen seconded the motion. The motion carried.

Monica Libbey and Amy Vira asked Spadoni to amend the motion to include staff's findings and conclusions if that was her intent as well.

Board member Spadoni moved to adopt staff's proposed findings and conclusions with regard to the motion they had just approved for 136 S. Emerson. Board member Jagla seconded the motion. The motion carried.

IV. NEW BUSINESS

A. Work session Grandview Historic District

a. Staff Presentation

Chairperson Rosalyn Purdom started by providing a statement from the Historic Preservation Board defending the actions of Kris Bassett, former City of Wenatchee historic preservation officer, and the processes involved with the creation of the Grandview Historic District, despite recent criticisms expressed by some District members. Purdom also advised that it is the Board's desire to work with residents of the District to resolve their issues and to benefit the District.

b. Carol VanArnam Presentation

Carol VanArnam, 129 S. Emerson, Wenatchee, WA. VanArnam wanted to provide the Board with an overview of the past from the point of view of the residents of the Grandview Historic District. She explained that she received an original document provided to her in a binder which spoke to the description, goals and intent of the Grandview Historic District. She advised it was that document that prompted her to vote in favor of the District. Since being presented with that document, VanArnam advised that she is aware of numerous changes and additional literature that she never received copies of. VanArnam provided copies of such reference materials to the Board. VanArnam stated that she feels the education process is lacking and asked the Board to identify and provide current and

accurate information to property owners. She also asked that the City website be updated to accurately direct people seeking information about the Grandview Historic District, including information that ties to the Building and Planning section of the website.

c. T.J. Farrell Presentation

T.J. Farrell, 634 Douglas Street, Wenatchee, WA. Farrell also spoke regarding frustrations by residents of the District. She expressed opposition to the current proposed changes to the Grandview Historic District. She advised that it was her belief that currently the majority of residents in the District were not in favor of the changes. Farrell's recommendation was to throw out the current and proposed changes and to come to the table with representatives of the District to develop new rules that will enable homeowners to continue to be able to afford to improve their properties while maintaining the historic value of the District.

Chairperson Purdom asked the audience to refrain from applause, cheering, or other outbursts.

d. Public Comments

Beth Stipe, 121 S. Franklin, Wenatchee, WA. Stipe identified herself as a co-chair of the board that worked to establish the District originally. She said that she agreed with Carol (VanArnam) that there was always room for improvement with regard to education and communication. Stipe advised that truly the intention of the new code is to remedy problems like that experienced by Joyce Block (136 S. Emerson). Its intent is to provide specific instructions for homeowners to clearly identify the process and specifics when they desire to make changes to their properties. She reminded people that the proposals are "draft" changes and that there is still room for discussion.

Paul Schmidt, 126 S. Delaware, Wenatchee, WA. Schmidt stated that it was his recollection that when the District was proposed originally, the Historic Preservation Board would only be involved with changes to a property that required a building permit. He said that when the Grandview Historic District went to Council for approval, that was changed. Schmidt described it as a "bait and switch". Schmidt said that he feels that if a District homeowner wants to seek the benefit of the tax incentive that they should be held to a higher standard, however, those who do not want the advantage, should not.

Dani Dickson, 137 S. Franklin, Wenatchee, WA. Dickson expressed her frustration having personally dealt with the Board in the past regarding the remodel of her own home. Without mentioning names, Dickson stated that her project met with opposition due to the opinions of one previous Board member in particular. She stated that she would like to see the rules made more flexible instead of stricter.

Dawn Smith, 501 King Street, Wenatchee, WA. Smith advised that she was part of the original committee to establish the Grandview Historic District. She advised that while people had spoke of not being kept informed, she herself, had chosen not to stay informed. Smith apologized to the Board and advised that she would make an effort to stay informed and to work with the current Board in resolving issues. Smith said that regarding the initial

vote in favor of the District, there were some homeowners that lived outside of the area. She stated that when the group received no word from those individuals, the assumption was that they were okay with what was happening. Smith thanked the current Board for their work and also expressed appreciation to Kris Bassett and Beth Stipe for their hard work in establishing the District.

Robert Gix, 136 S. Chelan, Wenatchee, WA. Gix expressed frustration with his experience regarding the current process and the unnecessary expenses they had incurred as a result, totaling in excess of \$7000.00.

Chairperson Purdom closed the public testimony.

Monica Libbey, Planning Manager, asked Board members to digest information they had received and they could then decide on a process for moving forward. She suggested that potentially, their work session could be continued to their next regular meeting in May.

Chairperson Purdom advised that she would not be available from April 22nd through May 5th. The 5th being the date of the next regular meeting.

Libbey indicated that it might be better to postpone the meeting until later in the month anyway, as there would be more time to absorb comments made this evening and to formulate ideas for moving forward.

It was agreed to reschedule the May meeting to Tuesday, May 18 at 5:30 p.m. Libbey advised that she would check and confirm the date with the City Clerk.

Libbey advised that following additional work sessions, another open house would be scheduled.

Beth Stipe, 121 S. Franklin, Wenatchee, WA. Stipe commented that it would be helpful for staff to make an actual presentation at the next open house as opposed to just providing information for attendees to peruse on their own.

Libbey advised that staff could put together a presentation.

Dawn Smith, 501 King Street, Wenatchee, WA. Smith asked if there was a way to have a less formal format for discussion and future work sessions. She advised that when the original group was working on establishing the District, members sat around a table and shared ideas.

Libbey advised that as long as there was no action taken and there was not a quorum of Board members present, then it would be acceptable. She said that they could also hold a workshop during a separate meeting rather than trying to do it at the regular meeting.

Chairperson Purdom asked if a subcommittee might work. A small group that could work on particular items and then report back at a regular meeting.

Libbey advised that a subcommittee was a possibility, again as long as there was not a quorum of Board members attending. She said that a committee could consist of some Board members and District residents.

Comments were made by the public that unless it was made available for everyone to participate, the concept of a subcommittee was not a good idea.

Board member Spadoni asked Libbey if there were any timeline or rush to get through the proposed code changes.

Libbey advised there was not.

Board member Spadoni suggested that the matter be addressed slowly. That perhaps the Board could take one item at a time at their regular meetings. She stated that then everyone would have an opportunity to attend and/or comment.

Members of the public commented in agreement.

Board members discussed the choice of a topic to be addressed at their next regular meeting in May.

Libbey suggested that they start with "Actions Subject to Review by the Board" (Section E of the Draft Code Changes).

Board members were in agreement.

With no further business to come before the Historic Preservation Board, Chairperson Rosalyn Purdom adjourned the meeting at 7:43 p.m.

V. OTHER

None

VI. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chairperson Rosalyn Purdom adjourned the meeting at 7:43 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT

Kim Schooley
Administrative Assistant

HP10-3: 18 N. Wenatchee Avenue
Review for a temporary Certificate of Appropriateness
To alter the subject property for use as office space

I. SUMMARY OF REQUEST

Description of Request:

The applicant proposes to make interior and exterior modifications to allow more efficient use of the building. The main floor will modifications will include the removal of the kitchen and add work station cubicles. The upper floor will include removal of wall coverings on existing street facing windows and the location of the new kitchen. Exterior modifications will include the addition of a new 200 square foot deck on the west end of the building with new egress stairways leading to the alley and a new 4 foot by 22 foot storage area adjacent to the on-site alley parking stall.

Recommendation:

The following staff report provides review and analysis of the requirements for the issuance of a certificate of appropriateness. Staff is recommending approval based on application materials and the following staff report that contains proposed findings of fact and conclusions in support of this recommendation.

II. GENERAL INFORMATION

Applicant: Chelan-Douglas Land Trust
15 Palouse Street
Wenatchee, WA
Owners: Same as above
Taxpayers: Same as above

Staff Planner: Brian Frampton

Location and/or legal description: The subject property is located at 18 N. Wenatchee Avenue and is within a portion of Section 03, Township 22 N, Range 20 E, W.M., and identified by Assessor Parcel Number: 22-20-03-590-436.

Existing Zoning: Central Business District - CBD and Historic Entertainment Overlay - HEO
Comprehensive Plan Designation: CBD and HEO

History: Claassen's Drugs, built in 1908

The present structure was built in 1908 and shares a common wall today with the restaurant next door. The upper floor originally consisted of individual sleeping rooms. Photos available from this time period show a new building next door to the Farmers & Merchants Bank (to the north) and the Ellis Forde building (to the south). The ownership at that time was Commercial Bank and Trust Co. to Wenatchee Securities

for both lots 9 and 10 (the building to the north that was Farmer's Merchant Bank). Next ownership changes are in 1949 to Isenhardt (Furniture Store owner) but references Claassen as the taxpayer. There are no references to Claassen being the actual owner. Later records show Isenhardt to the Deaconess Hospital.

The building though is commonly known as the Classen Drug Co. and has been mostly used for the purpose of a drug store. While Classen's was at this location, the store was bought by the Wenatchee Surgical Supply Co., in 1968. The Deaconess hospital bought the building for its pharmacy in 1969. The building had been used only as a pharmacy and physician's supply until 1991, when the building was left vacant. Later that year the floor space was rented to Jungle Jane's, a gift shop/boutique who remained there until 1994. The building was most recently occupied by Theodore's gifts that closed their doors in the spring of 1998. Oren and Patricia Jones purchased the building in 1995 from John Law. Aslan Adventures, a travel agency, began restoration work in 1997.

In December 2000, Marc and Kathy Ball purchased the building from Oren and Patricia Jones and continued the rehabilitation project. The Ball's rehabilitation project removed the old façade, new windows were added to the property, and the first floor (former drug store/retail) was refurbished and upgraded with a new bathroom, electrical and heating/cooling system. The first floor has since had added original store cabinetry, interior lighting and shop counters and display areas. The second floor has been rehabilitated from being a former "flop house" with small rooms to enlarged room spaces. The skylight was also opened back up in the second floor. The rehabilitation project by the Balls represented appropriate alterations and improvements to this brick structure's rehabilitation and re-adaptive use. The earlier work started by Aslan Adventures was appropriate, except for the addition of vinyl windows which are not an eligible cost. The main retail space rehabilitation has been sensitively done and lends itself to the historic design and character of the structure.

Marc and Kathy Ball applied for 'Special Evaluation' in 2000. The Ball's completed their restoration work in 2003 when the building housed "The Gilded Lily Antiques", but did not reapply for additional 'Special Evaluation'. The Balls sold the property to 18 N Wenatchee LLC in 2005. The building's 1st floor has been relatively vacant since the Gilded Lily moved out sometime in 2005-2006 with the second floor being vacant since 2008 when "A Princess for a Day" wedding dress business moved out. In 2009, 18 N Wenatchee LLC sold the property to the Chelan-Douglas Land Trust.

Site Description: The property is currently vacant.

Project Description: The application proposes converting the existing building into office space for the Chelan-Douglas Land Trust and The Trust for Public Land, both North Central Washington conservation organizations.

MAIN FLOOR

- 1) New carpet.
- 2) Modify stairway openings, to facilitate bookkeeper workstation.
- 3) Addition of coffee bar, with sink.
- 4) Construction of workstation divider walls. Four foot high painted wood stud/GWB walls with (2) courses of 8" x 8" glass blocks on top of E – W wall.
- 5) Creation of recesses under existing stair landing for file cabinets.
- 6) Fully enclosed offices and conference room at south side open area.

- 7) Land Trust director office modifications. This involves removal of one wall and relocation of kitchen to upper floor.
- 8) Relocate computer server room to room immediately south of present location.
- 9) Complete barrier-free, accessible modifications to handicap restroom. Add rear grabber and toilet room accessories. A new fiberglass shower is proposed due south of the restroom.
- 10) Installation of 14" diameter 'Solatubes', to bring daylight from roof into various main floor areas.
- 11) 11-19.) Reserved.

UPPER FLOOR:

- 20) New carpet, sheet vinyl at restroom and kitchen.
- 21) Remove existing walls covering east-facing windows, wider opening to create one large room, and removal of single riser platforms.
- 22) Install doors into existing unused chase, to serve as conference room storage.
- 23) Add 36" high counter into existing beveled wall recess.
- 24) Construct wood stud/GWB walls around new 'Solatube' piping.
- 25) Relocate kitchen (from main floor). Add door to room.
- 26) 26-40). Reserved

EXTERIOR:

- 41) Remove existing "Princess for a Day" signage (new signage will be presented to the Historic Preservation Office later).
- 42) A new proposed deck built at the west end of the upper level. This deck will be supported by a new beam spanning across from existing North and South walls (structural engineering to follow later during construction drawing application to the Preservation office). The deck will include a 42" high guardrail, with steps down to the roof level over the main floor. For low maintenance, decking and rail is proposed as 'Trex'-type recycled plastic.
- 43) The existing wall separating the building from the alley level parking will be stiffened, with a door added to facilitate exiting from the upper level/deck. The back side of this wall will clad and flashed to the existing roofing. The wall will be painted, with actual color submitted to the Historic Preservation board later.
- 44) A new 'Trex'-type stair, landing and rail dropping the 30" from roof top to alley level parking.
- 45) Alley level storage. The Owner requires storage close to vehicular parking, for the various trail construction and maintenance tools used as part of their service to the community's foothills. The storage will be wood framed, clad in T-111 siding (common to the alley in this block), painted in a color to be submitted at a later date. Roofing shall be low-pitch asphalt roll-roofing.

Notice: Notice of application and public meeting was posted on the subject property and published in the newspaper in accordance with requirements of the Wenatchee City Code.

III. APPLICABLE STANDARDS FOR REVIEW

A. Wenatchee City Code 2.36.170 Review process.

(2.) Board Review.

- The owner or his/her agent (architect, contractor, lessee, etc.) shall apply to the board for a review of proposed changes on a city of Wenatchee register property or within a city of

Wenatchee register historic district and request a certificate of appropriateness or, in the case of demolition, a waiver.

- Each application for review of proposed changes shall be accomplished by such information as is required by the board established in its rules for the proper review of the proposed project.
- The board shall meet with the applicant and review the proposed work according to the design review criteria established in rules. Unless legally required, there shall be no notice, posting, or publication requirements for action on the application, but all such actions shall be made at regular meetings of the board.
- The board shall complete its review and make its recommendations within 30 days of the date of receipt of the application. If the board is unable to process the request, the board may ask for an extension of time.
- The board's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision.
- Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted.
- If the owner agrees to the board's recommendations, a certificate of appropriateness shall be awarded by the board according to standards established in the board's rules.
- The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official.
- If a certificate of appropriateness is awarded, the building or zoning official may then issue the permit.

Staff Analysis: The review process is being followed.

(3.) Design Review Criteria:

To achieve the below standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two part evaluation is necessary.

1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
Staff Analysis: The two story, commercial vernacular, masonry building (brick-clad) is rectangular and orientated to east. The application does not propose any changes to the features that confer significance of the property. The property is under a current 'Special Evaluation' that expires in 2010. This 'Special Evaluation' covered work associated with a new heating/cooling system, upgraded/new bathroom, removal of the old façade, and new electrical systems. There was new windows installed, but as vinyl windows they were not accepted for 'Special Evaluation'. The work proposed by this application does not negatively affect the historical characteristics of the work completed for the current 'Special Evaluation'. Therefore, staff believes the proposed changes are appropriate.

2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.

Staff Analysis: Based on the information provided in the application materials, the proposal has identified the potential impact of rehabilitation work as necessary for the efficient contemporary utilization of the property.

Rehabilitation:

1. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Maintenance:

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated

appearance or damage to the substrate. Exterior masonry surfaces shall be tuck-pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

Staff Analysis: The proposed changes and alterations appear to have no negative impact on the distinctive architectural and stylistic features of the property. Staff is recommending conditions of approval to ensure the above criteria will be met throughout the change of use to a contemporary utilization of the property.

IV. FINDINGS OF FACT AND CONCLUSIONS

Findings:

1. The subject property is located at 18 N Wenatchee Avenue, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-03-590-436.
2. The applicant and owners are Chelan-Douglas Land Trust.
3. The building was built in 1908 and is a two story, commercial vernacular, masonry building (brick-clad), rectangular, and orientated to east
4. A complete application was submitted in accordance with Wenatchee City Code on April 16, 2010.
5. The application materials do not clearly identify all the work to be accomplished, yet are requesting a temporary certificate of appropriateness for the work identified in this application.
6. Appropriate notice was accomplished in accordance with Wenatchee City Code.
7. The subject property is within the Central Business District - CBD and Historic Entertainment Overlay – HEO zoning districts and within the City of Wenatchee.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness or placement on the City of Wenatchee Register of Historic Places.
9. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties listed on the City of Wenatchee Register of Historic Places.
10. The Secretary of Interior Guidelines' authorize a historic structure to be placed in a new use if the new use requires minimal changes to the defining characteristics of the building.
11. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The subject application demonstrates consistency with the requirements of WCC Section 2.36.110.
3. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan for identification and protection of Historic Places.
4. The proposed alterations are consistent with the review criteria established by Ordinance 3048.
5. The proposed alterations do not alter the historic stylistic and architectural features of the subject property.

6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

V: RECOMMENDATION

Staff recommends issuance of the temporary Certificate of Appropriateness with compliance of the recommended conditions of approval.

Please note that the Findings of Fact, Conclusions, and Recommended Conditions of Approval may be altered as needed in support of any decision the Wenatchee Historic Preservation Board is to make.

Motion: I move to approve HP2010-03, a temporary Certificate of Appropriateness for 18 N Wenatchee Avenue with the recommended conditions listed in the staff report below and based on the findings and conclusions found in the staff report above.

Recommended Conditions:

1. Every reasonable effort shall be made to follow the proposed alterations and to achieve minimal alteration of the building, structure, or site and its environment.
2. The distinguishing original qualities or character of 18 N Wenatchee Avenue and its environment shall not be destroyed.
3. The removal or alteration of any historic material or distinctive architectural features must be avoided.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
5. Deteriorated architectural features and any broken or missing doors and windows shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
7. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck-pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. The alterations shall be done as applied for to ensure the essential form and integrity of the structure will remain unimpaired.
10. 18 N. Wenatchee Avenue shall not be allowed to deteriorate beyond the point where routine maintenance and repair is unable to return it to the existing condition.
11. 18 N. Wenatchee Avenue shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
12. The building at 18 N. Wenatchee Avenue shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay

of building materials.

13. Any work beyond the scope of this temporary Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to resuming work.

Respectfully submitted,
WENATCHEE HISTORIC PRESERVATION BOARD

Brian C. Frampton
Associate Planner

CHELAN- DOUGLAS LAND TRUST TRUST for PUBLIC LAND

Historic Preservation Application for Temporary Certification of Appropriateness



18 North Wenatchee Avenue





March 31, 2010

City of Wenatchee
Historic Preservation Office
c/o WVMCC
127 South Mission
Wenatchee, WA 98801

Attn: Brian Frampton

Dear Brian,

Please consider this letter and attached form, feature list, drawing and existing photos as application for "Temporary Certification of Appropriateness".

The Chelan-Douglas Land Trust has purchased the building located at 18 North Wenatchee Avenue, to serve as their headquarters, as well as the Trust for Public Land, another NCW conservation organization.

Some interior modifications are necessary in order for the organizations to efficiently conduct business in the building. Those changes are primarily functional, dividing the mostly open main level into closed offices and construction of low divider walls for work station cubicles. The existing kitchen area will be relocated to the upper floor to free up space for a new office for the Chelan-Douglas Land Trust director.

Upper floor modifications include removal of walls covering existing windows on the east end overlooking Wenatchee Avenue, and new flooring. Other upper floor modifications are minimal, with exception of relocating the kitchen to the south-west corner room.

On the exterior, a new 200 sf deck is proposed at the west end of the upper floor. An egress stair is planned from this deck to the roof top below. Exit travel continues across the roof top to a door accessing alley parking.

A new 4' wide by 22' long storage area is proposed adjacent to an on-site parking stall off the alley.

Building signage and color scheme submissions are planned for a subsequent application to the Historic Preservation Office.

Please notify myself or the Land Trust if you have any questions regarding this application.

Sincerely,

Brad Brisbane, Project Architect
M J Neal Associates

Bb/sp



City of Wenatchee Historic Preservation Office
c/o Wenatchee Valley Museum & Cultural Center
127 S. Mission
Wenatchee, WA 98801
(509) 888-6243 FAX (509) 888-6256

APPLICATION FOR "CERTIFICATION OF APPROPRIATENESS" OR WAIVER OF CERTIFICATE

Please include *all* of the following information with your application. **Insufficient application materials will result in a delay in processing your application.** If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places, please call the Historic Preservation Office.

PROPERTY INFORMATION

Building/Property Name (if applicable): formerly Claassen's Drug; Aslan Adventures; Gilded Lily; Princess for a Day.
Building/Property Address: 18 N. Wenatchee Avenue
Property Owner's Name (printed): Chelan-Douglas Land Trust
Property Owner's Address: 15 Palouse Street, Wenatchee
Property Owner's Phone: 509-667-9708 Email: bob@cdlandtrust.org

TYPE OF WORK FOR REQUESTED CERTIFICATION OF APPROPRIATENESS OR WAIVER - Mark all that apply.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Exterior remodeling | <input checked="" type="checkbox"/> Interior remodeling | <input checked="" type="checkbox"/> Change of use |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> New construction (addition or new building) | <input type="checkbox"/> Signs/awnings/lighting |

Estimated cost of proposed work \$ 100,000

APPLICATION CHECKLIST - Please include all that apply to your project.

- Written details of the project. Include quantities and dimensions of elements such as building dimensions (show on plans) or for signs (i.e., number of signs, overall sizes, placement location on building)
 - List of exterior or interior features to be removed, replaced or added, explain changes to these features.
 - Construction drawings for building addition, new buildings, or new elements to the building (i.e., decks)
 - Site plan/location map and scale elevations (for any additions or new construction)*
 - Details of method(s) of attachments such as for signs, awnings and canopies*
 - Photographs of existing conditions for work areas (interior and exterior) - (digital or printed is acceptable)
 - * True color paint and/or finish samples (for change of exterior color)*
- * = if applicable

PROJECT NARRATIVE AND DESCRIPTION

Please describe the project below, or attach a separate page. All aspects of a project must be written out in detail.

**OWNER CONSENT FORM FOR
REVIEW OF PROJECT APPLICATION AND SPECIAL VALUATION PROGRAM**

I am the owner of the property listed on this application or I have authorized Brad Brisbane to make this application as my authorized agent

I understand that the property will need photo documentation before and during the construction period which I may provide or and may be done by the Historic Preservation Officer.

I understand that any changes to the approved construction plans shall be submitted to the Historic Preservation Board and Office for approval prior to construction.

I understand that review of proposed work or finishes may involve my architect, designer and/or contractor and the Historic Preservation Officer. All such meetings or communications shall be coordinated with and approved by me.

I understand that when a Certificate of Appropriateness is obtained, a building or land use permit may be obtained, if applicable.

I understand that if I intend to apply for the Special Valuation property tax program I will need to provide proof of expenditures (receipts) for all work approved by the Historic Preservation Board and that the approved project expenses will total 25% or more of the current assessed value of my property.

I understand that I cannot request Special Valuation consideration at the end of the construction period if review of materials and finishes has not occurred.

If I do not wish to file for Special Valuation, I understand that approval of my building's construction plans is still required by the Historic Preservation Board.

Signature of Owner(s) or Authorized Agent

3-31-10
Date

FOR OFFICE USE ONLY

The Historic Preservation Officer and/or the Wenatchee Historic Preservation Board have reviewed the Certificate of Appropriateness application and recommend:

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Approval of Certificate of Appropriateness | <input type="checkbox"/> Waiver of Certificate of Appropriateness |
| <input type="checkbox"/> Final Approval of Certificate of Appropriateness | <input type="checkbox"/> Denial of Certificate of Appropriateness |

A fully signed copy of this application and signature page has been provided to the property owner of their designated representative.

Historic Preservation Officer _____

Chair, Wenatchee Historic Preservation Board _____

CHELAN-DOUGLAS LAND TRUST

Application for temporary Certificate of Appropriateness, 3-31-10

List of proposed building changes

(Note: Item numbers correspond to floor plan key notes)

MAIN FLOOR:

- 1.) New carpet.
- 2.) Modify stairway openings, to facilitate bookkeeper workstation.
- 3.) Addition of coffee bar, with sink.
- 4.) Construction of workstation divider walls. Four foot high painted wood stud/GWB walls with (2) courses of 8" x 8" glass blocks on top of E – W wall.
- 5.) Creation of recesses under existing stair landing for file cabinets.
- 6.) Fully enclosed offices and conference room at south side open area.
- 7.) Land Trust director office modifications. This involves removal of one wall and relocation of kitchen to upper floor.
- 8.) Relocate computer server room to room immediately south of present location.
- 9.) Complete barrier-free, accessible modifications to handicap restroom. Add rear grabber and toilet room accessories. A new fiberglass shower is proposed due south of the restroom.
- 10.) Installation of 14" diameter 'Solatubes', to bring daylight from roof into various main floor areas.
- 11-19.) Reserved.

CHELAN-DOUGLAS LAND TRUST

Application for temporary Certificate of Appropriateness

List of proposed building changes

(Note: Item numbers correspond to floor plan keynotes)

UPPER FLOOR:

- 20). New carpet, sheet vinyl at restroom and kitchen.
- 21). Remove existing walls covering east-facing windows, wider opening to create one large room, and removal of single riser platforms.
- 22). Install doors into existing unused chase, to serve as conference room storage.
- 23). Add 36" high counter into existing beveled wall recess.
- 24). Construct wood stud/GWB walls around new 'Solatube' piping.
- 25). Relocate kitchen (from main floor). Add door to room.
- 26-40). Reserved

CHELAN-DOUGLS LAND TRUST

Application for temporary Certification of Appropriateness

List of proposed building changes

(Note: Item numbers correspond to floor plan keynotes)

EXTERIOR:

- 41). Remove existing "Princess for a Day" signage (new signage will be presented to the Historic Preservation Office later).
- 42). A new proposed deck built at the west end of the upper level. This deck will be supported by a new beam spanning across from existing North and South walls (structural engineering to follow later during construction drawing application to the Preservation office). The deck will include a 42" high guardrail, with steps down to the roof level over the main floor. For low maintenance, decking and rail is proposed as 'Trex'-type recycled plastic.
- 43). The existing wall separating the building from the alley level parking will be stiffened, with a door added to facilitate exiting from the upper level/deck. The back side of this wall will clad and flashed to the existing roofing. The wall will be painted, with actual color submitted to the Historic Preservation board later.
- 44). A new 'Trex'-type stair, landing and rail dropping the 30" from roof top to alley level parking.
- 45). Alley level storage. The Owner requires storage close to vehicular parking, for the various trail construction and maintenance tools used as part of their service to the community's foothills. The storage will be wood framed, clad in T-111 siding (common to the alley in this block), painted in a color to be submitted at a later date. Roofing shall be low-pitch asphalt roll-roofing.

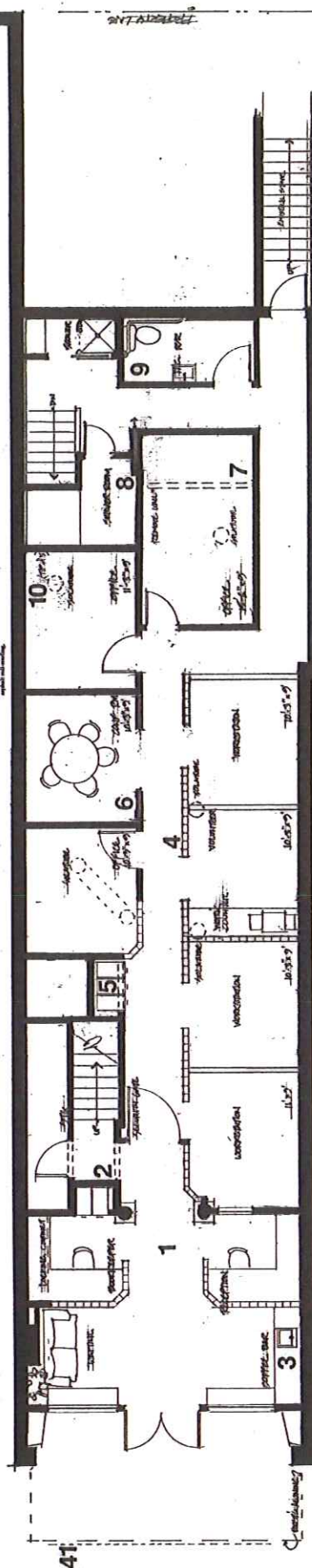
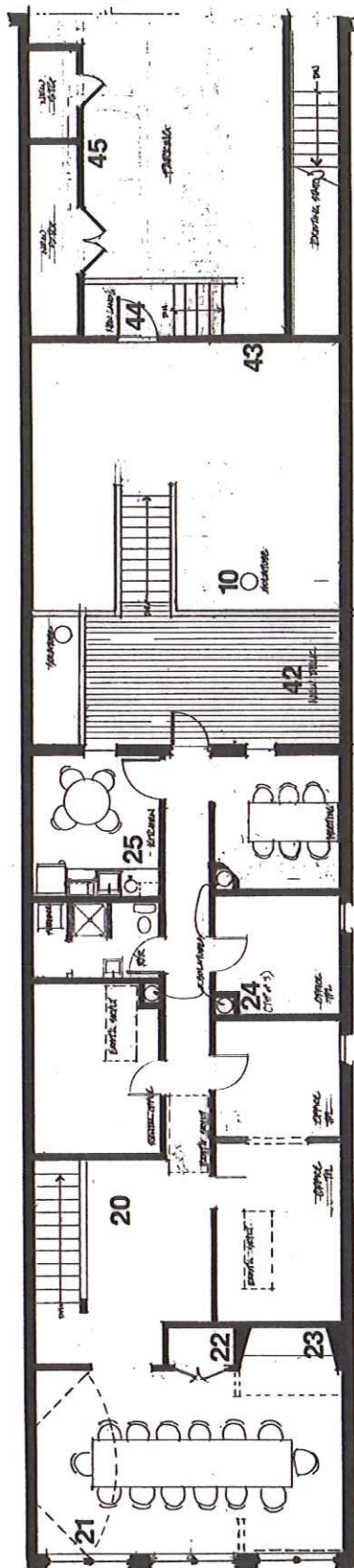












CHELAN-DOUGLAS LAND TRUST
TRUST for PUBLIC LAND
18 North Wenatchee Avenue

When Recorded Return to:

Chelan County Assessor
Chelan County Courthouse
Wenatchee, WA 98801



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Chelan Co. WA

**CERTIFICATION OF APPROVAL FOR SPECIAL
VALUATION ON HISTORIC PROPERTY (CHAPTER 84.26 RCW)
Wenatchee Historic Preservation Board (Local Review Board)**

Grantor(s) Wenatchee Historic Preservation Board

Grantee(s) Mark and Kathy Ball

Legal Description Great Northern Amended, Block ¹⁰ 590, Lot 10)

Assessor's Property Tax Parcel or Account Number 222 003 590 436

Reference Numbers of Documents Assigned or Released _____

Property Owner Mark and Kathy Ball

Mailing Address 18 N. Wenatchee Avenue

<u>Wenatchee</u>	<u>WA</u>	<u>98801</u>
City	State	Zip

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on appropriate alterations and improvements to this brick structure's rehabilitation and re-adaptive use. The earlier work by the former owner were appropriate, except for the addition of vinyl windows which are not an eligible cost. The main retail space rehabilitation has been sensitively done and lends itself to the historic design and character of the structure. The owners hope to establish a separate business space on the second floor and have accommodated this space with a separate exterior door which matches the existing entry door/windows.

\$141,488.73
Approved Amount of Cost of Rehabilitation
September 21, 2000
Date Approved

(Local Review Signature)
Devin J. La
Terisa Wendell
Mark Ball
Kathy Ball

This Certification of Approval must be forwarded to the County Assessor on or before December 31st of the filing year with a copy of the Agreement.

RECEIVED

APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY

File With Assessor by October 1	File No.:	CHELAN CO. ASSESSOR
I. Application		
County: <u>Chelan</u>		
Property Owner: <u>Marc and Kathy Ball</u>	Parcel No./Account No.:	<u>22 20 03 590 436</u>
Address <u>18 N. Wenatchee Avenue</u>		
Legal Address: <u>Great Northern Amended, Block 590, Lot 10</u>		
Property Address <u>18 N. Wenatchee Avenue</u>		
Describe Rehabilitation: <u>This is a rehabilitation project whereby the old façade was removed, new windows added to the property, the first floor (former drug store/retail) was refurbished and upgraded with a new bathroom, electrical and heating/cooling system. The first floor is now home to an antique shop who have added original store cabinetry, interior lighting and shop counters and display areas. The second floor has been rehabilitated from being a former "flop house" with small rooms to enlarged room spaces. The skylight was also opened back up in the second floor. As yet, the second floor is only partially completed.</u>		
Property is on: (check appropriate box) <input type="checkbox"/> National Register <input checked="" type="checkbox"/> Local Register of Historic Places		
Building Permit <u>98-95 (1998) first permit - Orin Jones</u> Date <u>8-25-98</u> Jurisdiction <u>City of Wenatchee</u>		
00-114 - second permit to complete - Marc Ball - 5-24-2000 County/City		
Rehabilitation Started: <u>8-25-98</u> Date Completed <u>9-14-2000/11/1/2001</u>		
Actual Cost of Rehabilitation: \$ <u>141,488.73</u> W/special condition to allow renovation work to be done in second floor - must be finalized per agreement by November 1, 2001.		

II. Affirmation	
As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of chapter 84.26.RCW.	
I/We hereby certify that the foregoing information is true and complete.	
Signature(s) of All Owners(s): <u>Marc Ball</u> <u>Kathy Ball</u>	
The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.	
Assessed Value Exclusive to Land Prior to <u>received</u> Date <u>9-29-2000</u> cost revised <u>12-21-2000</u>	\$ <u>70,450</u> <u>Kelly Down</u> Assessor/Deputy



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*City of
Wenatchee*



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CITY OF WENATCHEE HISTORIC PRESERVATION ORDINANCE 3048 AGREEMENT

The following historic preservation special valuation agreement shall be used by the Board as the minimum agreement necessary to comply with the requirements of RCW 84.26.050(2):

This Historic Preservation Agreement is entered into on this 14th day of December, 2000 by and between Marc and Kathy Ball (hereinafter referred to as **APPLICANT**) and the Wenatchee Historic Preservation Board (hereinafter referred to as **LOCAL REVIEW BOARD**).

WHEREAS APPLICANT is the owner of record of the historic property commonly known as the Claassen Drug Store at 18 N. Wenatchee Avenue, Wenatchee, State of Washington, as more fully described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as **PROPERTY**); and

WHEREAS APPLICANT has requested special valuation of the **PROPERTY** pursuant to chapter 84.26 RCW; and

WHEREAS the LOCAL REVIEW BOARD has determined that the **PROPERTY** has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the **PROPERTY** prior to the improvements; and

WHEREAS the LOCAL REVIEW BOARD has verified that the **PROPERTY** is historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS the LOCAL REVIEW BOARD finds that the rehabilitation work has not altered the **PROPERTY** in any way which adversely affects these elements which qualify it as historically significant;

NOW THEREFORE, in recognition of the foregoing, the **APPLICANT** enters into this Agreement with the **LOCAL REVIEW BOARD** and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. **APPLICANT** agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit B, which is attached hereto and by reference incorporated herein.



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CITY OF WENATCHEE
HISTORIC PRESERVATION ORDINANCE 3048 – AGREEMENT
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2. **APPLICANT** agrees the **PROPERTY** shall not be altered without the prior written consent of the **LOCAL REVIEW BOARD** signed by a duly authorized representative thereof. No construction, alteration, or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the **PROPERTY** which classifies it as eligible for special valuation, or which would affect the appearance of the **PROPERTY** as depicted in the photographs attached hereto and incorporated herein by this reference as Exhibits A through B, or which would adversely affect the structural soundness of the **PROPERTY**, or refinishing of presently existing parts or elements of the **PROPERTY** subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the **LOCAL REVIEW BOARD**, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the **PROPERTY** subject to this Agreement as they are as of this date. Exterior changes, which shall require the consent of the **LOCAL REVIEW BOARD** shall include, but not be limited to, any substantial structural change or any change in design, color, or materials.
3. **APPLICANT** agrees the **PROPERTY** shall not be demolished without the prior consent of the **LOCAL REVIEW BOARD**.
4. **APPLICANT** agrees to make historic aspects of the **PROPERTY** accessible to the public one day each year if the **PROPERTY** is not visible from a public right of way.
5. **APPLICANT** agrees to monitor the **PROPERTY** for its continued qualification for special valuation and notify the Chelan County Assessor within 30 days if the **PROPERTY** becomes disqualified because of:
 - a) a lost of historic integrity,
 - b) sale or transfer to a new ownership exempt from taxation or,
 - c) sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the County Assessor.
6. The **APPLICANT** and **LOCAL REVIEW BOARD** both agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

Term of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation commencing January 1, 2002, and ending December 31, 2012.



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CITY OF WENATCHEE
HISTORIC PRESERVATION ORDINANCE 3048 - AGREEMENT
Page Three

Hold Harmless. The **APPLICANT** or its successors or assign shall hold the State and the **LOCAL REVIEW BOARD** harmless from any and all liability and claims which may be asserted against the State and the **LOCAL REVIEW BOARD** as a result of this Historic Preservation Special Valuation Agreement or the participation by the **APPLICANT** in the Special Valuation Program.

Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

Appeals.

Any decision of the Board acting on any application for classification as historic property, eligible for special valuation, may be appealed to Superior Court under Chapter 34.05.510-598 RCW in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the County Board of Equalization.

Special Condition. All of the items, which are noted in the qualified rehabilitation costs submitted by the applicant, must be installed by **November 1, 2001**. The Historic Preservation Board will amend the Historic Preservation Agreement at that time to reflect the fulfillment or non-fulfillment of this Special Condition.

**WENATCHEE HISTORIC
PRESERVATION BOARD CHAIR**

Reverly J. J. La

APPLICANT SIGNATURE(s)

Marc Ball Kathy Ball

**STATE OF WASHINGTON
COUNTY OF CHELAN**

Signed or attested before me on this 15 day of December, 2000 by

Marc and Kathy Ball
(Applicant)

Kris Young
Notary Public

Appointment expiration date: 11-3-2003

HP10-4: 150 S Franklin
Review for a waiver of Certificate of Appropriateness
To demolish a garage on a property within the Grandview Historic District

I. SUMMARY OF REQUEST

Description of Request:

The applicant proposes to demolish an existing garage at 150 S Franklin. The subject property is listed as a contributing property within the Grandview Historic District and is currently under an existing Certificate of Appropriateness for work that has not been finalized. The current Certificate of Appropriateness was issued for demolition of a kitchen window and two side windows, installation of new kitchen, installation of hardiplank siding, and installation of new fence.

Recommendation:

The following staff report provides review and analysis of the requirements for the issuance of a certificate of appropriateness. The existing garage with alley access is a characteristic shared by a majority of the contributing houses in the district. Off-street parking is required by the Wenatchee City Code. The garage in and of itself may not be a contributing structure, but it is an original structure constructed with the house and as stated above is a defining characteristic of the district. The board must decide whether or not the garage is a significant characteristic of this district and that its removal would make this property non-contributing. Or, does the house by itself, with off-street parking via an alley, allow the property to remain contributing? This staff report proposes findings of fact and conclusions that may be modified in support of the Wenatchee Historic Preservation Board's decision. Staff is recommending that approval of the waiver may be appropriate.

II. GENERAL INFORMATION

Applicant: Mike Kaputa
150 S Franklin Street
Wenatchee, WA
Owners: Same as above
Taxpayers: Same as above

Staff Planner: Brian Frampton

Location and/or legal description: The subject property is located at 150 S. Franklin Street and is within a portion of Section 03, Township 22 N, Range 20 E, W.M., and identified by Assessor Parcel Number: 22-20-03-590-436.

Existing Zoning: Residential Moderate - RM and Grandview Historic District - GHD
Comprehensive Plan Designation: RM and GHD

History: HISTORY/EXISTING CONDITION OF PROPERTY: This residence is documented in the survey and inventory of the Grandview Historic District and is considered "contributing" to the District by its age and architectural design with particular notation of the original front and side windows. While the house has had considerable remodeling to it since its construction, the original form/style of the house remains intact. The home is an early example of Colonial Revival style and exhibits a number of unusual features such as eyebrow dormers, molded chimney, and well-detailed portico. Alterations have included the installation of vinyl siding, a window at the back of the house for the bathroom and a modern sliding glass door at the back of the house to a deck. The current owner also recently removed a large overhead trusses over the patio which were affixed inappropriately to the house, causing some damage to the original exterior. The existing garage is original in design but with T1-11 added to three sides of it, covering the original siding. A later lean-to addition to the garage has been removed and left a large opening cut into the original siding. A wood and chain link fencing enclose the back and north side yard. The garage is currently open to the alley on the south side of the house. A large double gated fence encloses the back patio between the house and garage. As part of the current Certificate of Appropriateness (attached), a new wood fence has been constructed along the alley and connecting to the house completely enclosing the garage and its accessibility.

Site Description: The property is currently a residence and contributing property to the Grandview Historic District.

Project Description: The application requests a waiver from a certificate of appropriateness to demolish the existing garage.

Notice: Notice of application and public meeting was posted on the subject property and published in the newspaper in accordance with requirements of the Wenatchee City Code.

III. APPLICABLE STANDARDS FOR REVIEW

A. Wenatchee City Code 2.36.170 Review process.

(2.) Board Review.

- The owner or his/her agent (architect, contractor, lessee, etc.) shall apply to the board for a review of proposed changes on a city of Wenatchee register property or within a city of Wenatchee register historic district and request a certificate of appropriateness or, in the case of demolition, a waiver.
- Each application for review of proposed changes shall be accomplished by such information as is required by the board established in its rules for the proper review of the proposed project.
- The board shall meet with the applicant and review the proposed work according to the design review criteria established in rules. Unless legally required, there shall be no notice, posting, or publication requirements for action on the application, but all such actions shall be made at regular meetings of the board.
- The board shall complete its review and make its recommendations within 30 days of the date of receipt of the application. If the board is unable to process the request, the board may ask for an extension of time.

- The board's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision.
- Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted.
- If the owner agrees to the board's recommendations, a certificate of appropriateness shall be awarded by the board according to standards established in the board's rules.
- The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official.
- If a certificate of appropriateness is awarded, the building or zoning official may then issue the permit.

Staff Analysis: The review process is being followed.

(3.) Design Review Criteria:

To achieve the below standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two part evaluation is necessary.

1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
Staff Analysis: As identified in the evaluation of the property for the previous and still outstanding certificate of appropriateness, the garage with alley access is a defining characteristic of the district and is an original structure. In staff's visit to the district, an overriding majority of the houses have garages with alley access.
2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.
Staff Analysis: The request is for a waiver and the potential impact of the demolition for efficient contemporary utilization has not been provided and may not be necessary as Wenatchee City Code (WCC) will require that off-street parking remain pursuant to WCC Section 10.72.020.

Rehabilitation:

1. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing

architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Maintenance:

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck-pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

Staff Analysis: The proposed waiver doesn't include any demonstration that rehabilitation, repair, and maintenance have been accomplished to keep the structure in a good condition.

B. Wenatchee City Code section 10.40.060 Grandview historic district (GHD).

The purpose of the Grandview historic district is to preserve and protect the original character and integrity of its historic buildings, sites, landscapes and the distinct sense of neighborhood. As part of the inventory of properties in the neighborhood, properties were designated as "contributing" or "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing," which is a property that has been altered from original design and no longer retains its historic quality. The inventory identified over 86 percent of the properties in the Grandview historic district as contributing. It is vital that the percentage of contributing properties in the historic district be at least 75 percent; otherwise, the integrity of the district is lost. Some of the guidelines and standards within this overlay zone are written specifically for ensuring that contributing properties maintain contributing status. Conversely, guidelines and standards are written in this overlay

zone to ensure that a change to noncontributing property or new construction does not harm the district or adjoining contributing property.

(4) The following actions shall be subject to the review of the historic preservation board. All decisions of the historic preservation board are subject to appeal based on subsection (11) of this section.

(a) Construction of driveways or parking pads greater than 100 square feet in area.

(b) Replacement of windows.

(c) Replacement of roofing.

(d) Replacement of siding on any building.

(e) Modification, maintenance or installation of landscaping in conjunction with any activity subject to review of the historic preservation board identified in this section.

(5) Application of Guidelines and Standards. The applicability of individual guidelines and standards in this district can be divided into three types of development: (a) new construction; (b) alterations or additions to contributing historic structures; and (b) alterations to noncontributing structures. While many of the design guidelines and standards may be applicable to all three types of development, some may only apply to alterations or additions to historic structures. The historic preservation board shall take into consideration the type of property and the overall impact on the district in review of development applications and application of these guidelines and standards. The matrix of guidelines and standards identifies whether the standard is applicable to the three types of development and shall be applied accordingly.

(6) Secretary of the Interior's Guidelines. Development within the district shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:

(a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.

(d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Analysis: The main criteria within this section of code requires repair over replacement and does not discuss demolition. Thus, it is not applicable to this request.

C. Wenatchee City Code section 10.40.060 (10) Exceptions to Guidelines and Standards.

In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant an exception to any of the standards within the Grandview historic district overlay.

(a) An application for an exception shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

(i) The standard(s) that are proposed for deviation.

- (ii) Written documentation demonstrating why the proposed exception will not negatively impact the Grandview historic district or surrounding property.
- (iii) Drawings and/or illustrations of the proposed project.
- (b) The historic preservation board shall review any exception and approve exceptions only when the following findings are made:
 - (i) The proposed project will not negatively impact the district or surrounding property.
 - (ii) The proposed construction meets the intent of the district and the guidelines.
 - (iii) Granting of the exception does not change the status of the property from contributing to noncontributing.

Staff Analysis: The application proposes a waiver to demolish an existing garage. Staff believes that removal of the garage may not negatively impact the district or surrounding properties and may not change the status of the property from contributing to non-contributing. Yet, one of the defining characteristics of the Grandview Historic District is the garage with alley access and this garage is an original structure.

IV. FINDINGS OF FACT AND CONCLUSIONS

Findings:

1. The subject property is located at 150 S. Franklin Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-03-590-436.
2. The applicant and owner is Mike Kaputa.
3. The buildings were built in 1921. A garage stood at the rear of the house along the alley. In maps from 1928 and 1949, the footprint of the house had been enlarged with a wing to the north.
4. The subject property is a contributing property to the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on April 21, 2010.
6. The application materials clearly identify the request to demolish the existing garage.
7. Appropriate notice was accomplished in accordance with Wenatchee City Code.
8. The subject property is within the Residential Moderate - RM and Grandview Historic District – GHD zoning districts and within the City of Wenatchee.
9. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness or placement on the City of Wenatchee Register of Historic Places.
10. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties listed on the City of Wenatchee Register of Historic Places.
11. Wenatchee City Code Chapter 10.72 deals with non-conforming uses and does not allow them to be expanded. Thus, the removal of the garage does not remove the requirement of the property to maintain the off-street parking in the same location.
12. Wenatchee City Code Section 10.40.060 – Grandview Historic District, does allow for the application of exceptions to the certificate of appropriateness for contributing properties.
13. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The subject application demonstrates consistency with the requirements of WCC Section 2.36.110.
3. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan for identification and protection of Historic Places.
4. The proposed waiver is consistent with the review criteria established by Ordinance 3048.
5. The proposed waiver does not significantly alter the historic stylistic and architectural features of the subject property to the point of making it non-contributing.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

V: RECOMMENDATION

Staff suggests that issuance of the waiver may be appropriate, but is not making a recommendation as the matter of significance of the garage must be determined first. If approved, staff has provided recommended conditions of approval.

Please note that the Findings of Fact, Conclusions, and Recommended Conditions of Approval may be altered as needed in support of any decision the Wenatchee Historic Preservation Board is to make.

Motion: I move to approve HP2010-04 a waiver for 150 S. Franklin Street to remove the existing garage with the recommended conditions listed in the staff report below and based on the findings and conclusions found in the staff report above as amended in support of this recommendation.

Recommended Conditions:

1. The existing Certificate of Appropriateness shall be completed prior to the issuance of demolition permit for the garage.
2. The distinguishing original qualities or character of 150 S. Franklin Street and its environment shall not be destroyed.
3. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
4. 150 S. Franklin Street shall not be allowed to deteriorate beyond the point where routine maintenance and repair is unable to return it to the existing condition.
5. 150 S. Franklin Street shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
6. The residence at 150 S. Franklin Street shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
7. Any work beyond the scope of this waiver shall be reviewed by staff to determine its effect on the historic features of the property. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then a certificate of appropriateness shall be obtained prior to resuming work.

Respectfully submitted,
WENATCHEE HISTORIC PRESERVATION BOARD

Brian C. Frampton
Associate Planner



City of Wenatchee Historic Preservation Office
c/o Wenatchee Valley Museum & Cultural Center
127 S. Mission
Wenatchee, WA 98801
(509) 888-6243 FAX (509) 888-6256

APPLICATION FOR "CERTIFICATION OF APPROPRIATENESS" OR WAIVER OF CERTIFICATE

Please include *all* of the following information with your application. **Insufficient application materials will result in a delay in processing your application.** If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places, please call the Historic Preservation Office.

PROPERTY INFORMATION

Building/Property Name (if applicable): _____
Building/Property Address: 150 South Franklin Avenue
Property Owner's Name (printed): Michael Kaputa
Property Owner's Address: 150 South Franklin Avenue
Property Owner's Phone: 670-6935 Email: mkaputa@hotmail.com

TYPE OF WORK FOR REQUESTED CERTIFICATION OF APPROPRIATENESS OR WAIVER -

Mark all that apply.

- | | | |
|--|---|---|
| <input type="checkbox"/> Exterior remodeling | <input type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> New construction (addition or new building) | <input type="checkbox"/> Signs/awnings/lighting |

Estimated cost of proposed work \$ 3000 fence

APPLICATION CHECKLIST - Please include all that apply to your project.

- * **Written details of the project.** Include quantities and dimensions of elements such building dimensions (show on plans) or for signs (i.e. "one proposed 24 X 60" sign, with 12" extruded letters, to be located on the south façade")
- * **List of exterior or interior features to be removed, replaced or added, explain changes to these features.**
- * **Construction drawings** for building addition, new buildings, or new elements to the building (i.e., decks)
- * **Site plan/location map and scale elevations** (for any additions or new construction)*
- * **Details of method(s)** of attachments such as for signs, awnings and canopies*
- * **Photographs of existing conditions** for work areas (interior and exterior) - (digital or printed is acceptable)
- * **True color paint and/or finish samples** (for change of exterior color)* * if applicable

PROJECT NARRATIVE AND DESCRIPTION

Please describe the project below, or attach a separate page. All aspects of a project must be written out in detail.

- Two projects:
1. Build new fence on side yard along alley, approximately 50 feet. Fence will be wood and ~3ft (36in) tall. Fence will begin at front corner of property and extend to house.
 2. Demolish existing garage. Wood footings have disintegrated and many modifications have been made to the garage over the years, compromising the structure.

**OWNER CONSENT FORM FOR
REVIEW OF PROJECT APPLICATION AND SPECIAL VALUATION PROGRAM**

I am the owner of the property listed on this application or I have authorized _____
to make this application as my authorized agent

I understand that the property will need photo documentation before and during the construction period
which I may provide or and may be done by the Historic Preservation Officer.

I understand that any changes to the approved construction plans shall be submitted to the Historic
Preservation Board and Office for approval prior to construction.

I understand that review of proposed work or finishes may involve my architect, designer and/or contractor
and the Historic Preservation Officer. All such meetings or communications shall be coordinated with and
approved by me.

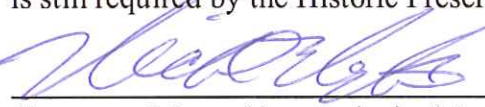
I understand that when a Certificate of Appropriateness is obtained, a building or land use permit may be
obtained, if applicable.

I understand that if I intend to apply for the Special Valuation property tax program I will need to provide
proof of expenditures (receipts) for all work approved by the Historic Preservation Board and that the
approved project expenses will total 25% or more of the current assessed value of my property.

CHECK ONE: ☒ **Yes** ☐ **No**

I understand that I **cannot** request Special Valuation consideration at the end of the construction period if
review of materials and finishes has not occurred.

If I do not wish to file for Special Valuation, I understand that approval of my building's construction plans
is still required by the Historic Preservation Board.



Signature of Owner(s) or Authorized Agent

4/21/10

Date

CITY OF WENATCHEE

FOR OFFICE USE ONLY

APR 21 2010

The Historic Preservation Officer and/or the Wenatchee Historic Preservation Board have reviewed the Certificate of
Appropriateness application and recommend:

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Approval of Certificate of Appropriateness | <input type="checkbox"/> Waiver of Certificate of Appropriateness |
| <input type="checkbox"/> Final Approval of Certificate of Appropriateness | <input type="checkbox"/> Denial of Certificate of Appropriateness |

**A fully signed copy of this application and signature page has been provided to the property owner of their
designated representative.**

Historic Preservation Officer _____

Chair, Wenatchee Historic Preservation Board _____

Site Plan for 150 South Franklin

APR 21 2010
CITY OF WENATCHEE

Alley

Garage to be
demolished →

Garage

House

← New fence
location

South Franklin

Garage to be demolished





Fence material

APR 21 2010

OFFICE OF WENATCHEE

NARRATIVE SECTION

Date Of Construction: ca. 1920

Architect: _____ Engineer: _____

Builder: _____

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): Yes - Local

Study Unit _____ Other _____

Architecture/Landscape Architecture _____

Statement of Significance

The house at 150 S. Franklin stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and '50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.

This particular parcel was developed by 1921, when the house first shows up on Sanborn insurance maps. A garage stood at the rear of the house along the alley. On subsequent maps from 1928 and 1949, the footprint of the house had been enlarged with a wing to the north.

R.L. Polk city directories for 1929-30 list Robert D. and Myrtle McCormack as owner-occupants. At that time, Robert was a cashier at the First National Bank. In 1940, the McCormacks were still listed at this address.

This home is a relatively early example of the Colonial Revival style, and exhibits a number of unusual features such as eyebrow dormers, molded chimney, and well-detailed portico.

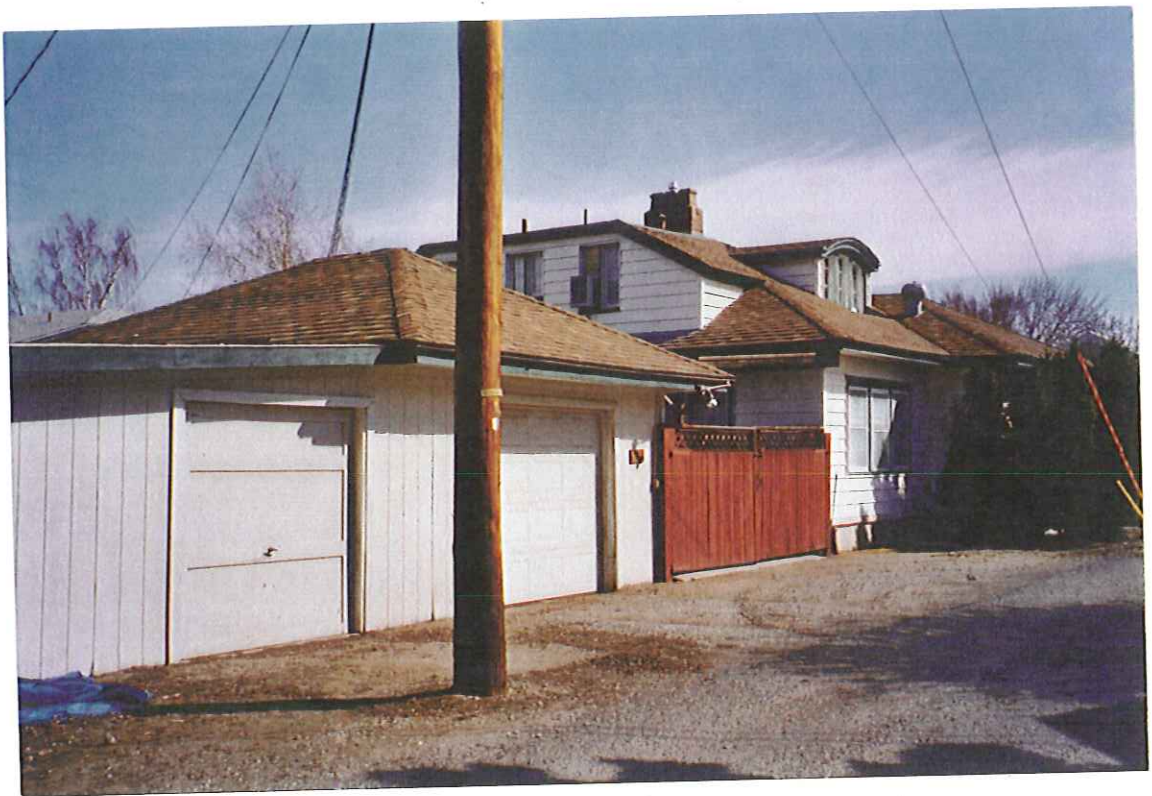
Description of Physical Appearance

A single-story cottage with complex hipped roof and decorative central chimney. Eyebrow dormers with casement windows, and one large clipped gable dormer at rear. Offset front portico has projecting segmental arch on posts. Sidelights flank front door. Multi-paned over one light sash, grouped in twos and threes. Wide-gauge siding may be a replacement.

Open front yard with concrete pathway, steps, and stoop porch. Hipped roof garage at rear facing alley, now clad with T-1-11. Ramada connects garage to house.

Major Bibliographic References

CHELAN COUNTY ASSESSOR'S OWNERSHIP RECORDS, WENATCHEE VALLEY MUSEUM & CULTURAL CENTER ARCHIVES, SANBORN CO. FIRE INSURANCE MAPS (1905, 1909, 1921, 1928, 1949). R.D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIES (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940).



Picture of the garage taken
in 2003 as part of the
inventory.

HP10-5: 136 S. Emerson
Review for a Waiver of the Certificate of Appropriateness

I. SUMMARY OF REQUEST

Description of Request:

The applicant requests a waiver from the Certificate of Appropriateness at 136 S. Emerson St, for the following alterations:

1. A waiver for the vinyl windows installed on the front of the house; more specifically, the Master and Guest Bathroom windows facing Emerson Street. Pictures are attached.

Recommendation:

The following staff report provides review and analysis of the requirements for waiver from the issuance of a certificate of appropriateness of a contributing property located within the local Grandview Historic District for the use of vinyl windows on the front of the house. Staff did a tour of the district and identified approximately thirteen contributing properties with vinyl windows. Staff reviewed the historical information regarding many of those properties. In all instances, the windows were identified as being altered. However, the houses contained other considerations of historic people associated with the property or other significant architectural features that justified a contributing status. The following staff report contains proposed findings of fact and conclusions of law that may be modified in support of the Wenatchee Historic Preservation Board's decision. Staff believes that approval of this waiver will not result in the subject property becoming noncontributing to the Historic District. The remaining contributing characteristics of the property include the classic Tudor revival style of the house in its original configuration including the roof with a clipped side gable and steeply pitched asymmetrical wall gable at front, the variegated brick masonry exterior, offset arched front entry and original Tudor front door, open front yard, and original concrete walk and steps.

II. GENERAL INFORMATION

Applicant: Joyce Gix
136 South Emerson Street
Wenatchee, WA
Owner: Same as above
Staff Planner: Brian Frampton

Location and/or legal description: The proposal contains one subject property located at 136 South Emerson Street, within a portion of Section 10, Township 22 N, Range 20 E, W. M. and identified by Assessor Parcel Number 22-20-10-586-300.

Existing Zoning: Residential Moderate – RM, Grandview Historic District Overlay

Comprehensive Plan Designation: same as above

History: It is unknown when the house was originally built, but the property is located in Block 64 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape slowly over the first two decades of the 20th century. By 1921, about half of the lots contained a single-family home with a garage on the alley.

Site Description: The property is approximately 0.14 acres in size and is improved with an existing single-family residence and detached accessory structure. The defining features that make it contributing according to the 2003 assessment are that it is a fine example of late Tudor Revival in brick masonry. The home is a classic Tudor Revival cottage including a roof with a clipped side gable and steeply pitched asymmetrical wall gable at the front of the house. The variegated brick masonry exterior, some wooden casement and double-hung windows, and original Tudor front door remain intact. The front portico has a stucco-clad concrete stoop and recessed entryway under segmental arch. The property is identified as a "contributing historic structure" to the Grandview Historic District.

III. APPLICABLE STANDARDS FOR REVIEW

A. Wenatchee City Code 2.36.170 (2) Board Review.

The owner or his/her agent (architect, contractor, lessee, etc.) shall apply to the board for a review of proposed changes on a city of Wenatchee register property or within a city of Wenatchee register historic district and request a certificate of appropriateness or, in the case of demolition, a waiver. Each application for review of proposed changes shall be accomplished by such information as is required by the board established in its rules for the proper review of the proposed project.

The board shall meet with the applicant and review the proposed work according to the design review criteria established in rules. Unless legally required, there shall be no notice, posting, or publication requirements for action on the application, but all such actions shall be made at regular meetings of the board. The board shall complete its review and make its recommendations within 30 days of the date of receipt of the application. If the board is unable to process the request, the board may ask for an extension of time.

The board's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision. Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted. If the owner agrees to the board's recommendations, a certificate of appropriateness shall be awarded by the board according to standards established in the board's rules.

The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue the permit.

B. Wenatchee City Code section 10.40.060 Grandview historic district (GHD).

The purpose of the Grandview historic district is to preserve and protect the original character and integrity of its historic buildings, sites, landscapes and the distinct sense of neighborhood. As part of the inventory of properties in the neighborhood, properties were designated as "contributing" or "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing," which is a property that has been altered from original design and no longer retains its historic quality. The inventory identified over 86 percent of the properties in the Grandview historic district as contributing. It is vital that the percentage of contributing properties in the historic district be at least 75 percent; otherwise, the integrity of the district is lost. Some of

the guidelines and standards within this overlay zone are written specifically for ensuring that contributing properties maintain contributing status. Conversely, guidelines and standards are written in this overlay zone to ensure that a change to noncontributing property or new construction does not harm the district or adjoining contributing property.

(D) The following actions shall be subject to the review of the historic preservation board. All decisions of the historic preservation board are subject to appeal based on subsection (11) of this section.

(2) Replacement of windows.

(E) Application of Guidelines and Standards. The applicability of individual guidelines and standards in this district can be divided into three types of development: (1) new construction; (2) alterations or additions to contributing historic structures; and (3) alterations to noncontributing structures. While many of the design guidelines and standards may be applicable to all three types of development, some may only apply to alterations or additions to historic structures. The historic preservation board shall take into consideration the type of property and the overall impact on the district in review of development applications and application of these guidelines and standards. The matrix of guidelines and standards identifies whether the standard is applicable to the three types of development and shall be applied accordingly.

(F) Secretary of the Interior's Guidelines. Development within the district shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with a massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(I) The front facade of a building contributes most to the historic character of the district. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.

(6) The materials and construction details used in new construction and remodeling projects should be sensitive to the surrounding historic character of the district. Remodeling projects should respect the building's original architectural materials and details. New construction should repeat some of the materials and construction details seen in the historic buildings in the district.

(8) Respecting historic accessory buildings and their use is an important aspect of the district and maintaining them should be a priority.

(c) Windows and Doors. Many of the most defining features of an historic structure are tied to the windows and entries of the front facade. Windows and doors are important elements in the composition of a house and are typically highlighted or accented. Windows are the “eyes” of a house. Certain, and often specific, styles of both windows and doors reflect the architectural style of the house.

(e) Guidelines and Standards. Development within the Grandview historic district shall adhere to the following guidelines and standards for houses and accessory buildings.

Houses and Accessory Buildings

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
4. Use materials and construction details that are compatible with surrounding historically significant buildings.			
a. Exterior wall materials shall be consistent with those found in the district, such as horizontal board siding, stucco and brick. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).	X	X	X
d. New or replacement windows shall reflect the window patterns seen in the neighborhood. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.	X	X	X
e. When replacing or renovating windows, windows shall be consistent with the size, scope, placement, style and features of the original windows.		X	X

Staff Analysis: The waiver, requested by the applicant for the street facing windows, does not change the size or placement of the original windows. The framing of the windows is larger and the number and size of window separations are not the same. The original wood casing and sills of the windows do not appear to be remaining. The request for a waiver removes the requirement for consistency with the style and defining features of the original windows.

C. Wenatchee City Code section 10.40.060 (10) Exceptions to Guidelines and Standards.

In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant an exception to any of the standards within the Grandview historic district overlay.

(a) An application for an exception shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

- (i) The standard(s) that are proposed for deviation.
- (ii) Written documentation demonstrating why the proposed exception will not negatively impact the Grandview historic district or surrounding property.
- (iii) Drawings and/or illustrations of the proposed project.

(b) The historic preservation board shall review any exception and approve exceptions only when the following findings are made:

- (i) The proposed project will not negatively impact the district or surrounding property.
- (ii) The proposed construction meets the intent of the district and the guidelines.
- (iii) Granting of the exception does not change the status of the property from contributing to noncontributing.

Staff Analysis: The application proposes a waiver be granted for replacing those windows that were historic on the front of the house with vinyl windows that are currently installed as illustrated in the pictures submitted with the application. Staff believes that the proposed project will not negatively impact the district or surrounding properties and that there are still significant defining features that provide overriding consideration for the property to remain a contributing property, specifically the classic Tudor revival style of the house in its original configuration including the roof with a clipped side gable and steeply pitched asymmetrical wall gable at front, the variegated brick masonry exterior, offset arched front entry and original Tudor front door, open front yard, and original concrete walk and steps. It is noted that the windows are a significant characteristic of the property as identified in the Ordinance 3048 and Wenatchee City Code Section 10.40.060. Additionally, the board, in previous decisions regarding special valuation, has determined that vinyl and more specifically vinyl windows is a non-contributing feature as vinyl lacks the distinctive features, material composition, finishes, construction techniques, and craftsmanship of the original construction.

IV. FINDINGS OF FACT AND CONCLUSIONS

Findings:

1. An application submitted proposes an exception to the Grandview Historic District Overlay standards for the two vinyl windows installed on the front of the residence; more specifically, the Master and Guest Bathroom windows facing Emerson Street.
2. The subject property is located at 136 South Emerson Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-300.
3. The applicant/owner is Joyce Gix, 136 South Emerson Street, Wenatchee, WA 98801.
4. A complete application was submitted in accordance with Wenatchee City Code (WCC) dated April 28, 2010.
5. The application represents a request for a waiver to Certificate of Appropriateness for the alteration to a contributing historic structure.
6. The application materials provide a detailed demonstration of windows sizes and dimensions.
7. The subject property is within the City of Wenatchee and is identified as a contributing property within the Grandview Historic District.
8. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC) Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to reviewing proposed changes to a property within a City of Wenatchee register historic district.
9. Vinyl windows are a non-contributing feature to the Grandview Historic District as they lack the distinctive features, material composition, finishes, construction techniques, and craftsmanship of original construction.

10. The subject property embodies distinctive architectural characteristics of a type, period, and style. The proposed application does not significantly alter all the distinctive features.
11. The proposal will not negatively impact the Grandview Historic District or the surrounding properties as the property contains other overriding characteristics to maintain its contributing status.
12. The proposal meets the intent of the Grandview Historic District and the guidelines.
13. Granting the exception does not change the status of the property from contributing to noncontributing.
14. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. WCC 10.40.060(4) the replacement of windows as an action subject to the review of the Historic Preservation Board.
3. The subject application demonstrates consistency with the intent, purposes, and regulations of the Wenatchee City Code.
4. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan for identification and protection of Historic Places.
5. The proposed alterations are consistent with the review criteria established by Ordinance 3048.
6. The proposed alterations do not significantly alter the historic stylistic and architectural features of the subject property.
7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

V: RECOMMENDATION

As submitted, the application is consistent with the applicable standards of the Wenatchee City Code for granting an exception to the Grandview Historic District Overlay guidelines and standards. Staff recommends approving the application for a waiver of Certificate of Appropriateness for alterations to 136 S Emerson.

Please note that the Findings of Fact, Conclusions, and Recommended Conditions may be modified as needed in support of any decision the Wenatchee Historic Preservation Board is to make.

Motion: I move to approve the waiver from a Certificate of Appropriateness for the proposed alterations to 136 S. Emerson Street, a contributing historic structure within the Grandview Historic District, based on the application materials, staff report, findings and conclusions, and recommended conditions provided in the staff report.

Recommended Conditions:

1. The distinguishing original qualities or character of 136 S. Emerson Street and its environment shall not be destroyed.
2. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
3. 136 S. Emerson Street shall not be allowed to deteriorate beyond the point where routine maintenance and repair is unable to return it to the existing condition.

4. 136 S. Emerson Street shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
5. The residence at 136 S. Emerson Street shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
6. Any work beyond the scope of this waiver shall be reviewed by staff to determine its effect on the historic features of the property. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then a certificate of appropriateness shall be obtained prior to resuming work.

Respectfully submitted,
WENATCHEE HISTORIC PRESERVATION BOARD

Brian Frampton
Associate Planner



CITY OF WENATCHEE
City of Wenatchee
APR 28 2010

City of Wenatchee Historic Preservation Office
c/o Department of Community Development
1350 McKittrick
Wenatchee, WA 98801
(509) 888-3200 FAX (509) 888-3201

APPLICATION FOR "CERTIFICATION OF APPROPRIATENESS" OR WAIVER OF CERTIFICATE

Submitted 4-28-10

Please include *all* of the following information with your application. **Insufficient application materials will result in a delay in processing your application.** If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places, please call the Historic Preservation Office.

JCB

HP10-5

PROPERTY INFORMATION

Building/Property Name (if applicable): Residential
Building/Property Address: 136 S. Emerson Wenatchee WA
Assessor's Parcel Number: 222010586300
Property Owner's Name (printed): Joyce C. Block-Gix
Property Owner's Address: 136 S. Emerson
Property Owner's Phone: 509. 470.0459 Email: joyceeblock@yahoo.com

TYPE OF WORK FOR REQUESTED CERTIFICATION OF APPROPRIATENESS OR WAIVER -

Mark all that apply.

- ☐ Exterior remodeling ☐ Interior remodeling ☐ Change of use ☐ Demolition ☐ New construction (addition or new building) ☐ Signs/awnings/lighting

waiver of ~~exterior~~ windows - As shown on attached picture

Estimated cost of proposed work \$ 3,546.72

APPLICATION CHECKLIST - Please include all that apply to your project.

- **Written details of the project.** Include quantities and dimensions of elements such as **building dimensions** (show on plans) or for **signs** (i.e., number of signs, overall sizes, placement location on building)
- **List of exterior or interior features** to be removed, replaced or added, explain changes to these features.
- **Construction drawings** for building addition, new buildings, or new elements to the building (i.e., decks)
- **Site plan/location map and scale elevations** (for any additions or new construction)*
- **Details of method(s)** of attachments such as for signs, awnings and canopies*
- **Photographs of existing conditions** for work areas (interior and exterior) - (digital or printed is acceptable)
- * **True color paint and/or finish samples** (for change of exterior color)*

* = if applicable

PROJECT NARRATIVE AND DESCRIPTION

Please describe the project below, or attach a separate page. **All aspects of a project must be written out in detail.**

2 x Rough Opening 19 1/4 x 42 1/2" > Master Bath
Full Casement w/ screen

2 x Rough Opening 17 1/4 x 35 1/2" > Guest Room
Premium Standard w/ screen

REVIEW OF PROJECT APPLICATION AND SPECIAL VALUATION PROGRAM

I am the owner of the property listed on this application or I have authorized _____
to make this application as my authorized agent

I understand that the property will need photo documentation before and during the construction period which I may provide or and may be done by the Historic Preservation Officer.

I understand that any changes to the approved construction plans shall be submitted to the Historic Preservation Board and Office for approval prior to construction.

I understand that review of proposed work or finishes may involve my architect, designer and/or contractor and the Historic Preservation Officer. All such meetings or communications shall be coordinated with and approved by me.

I understand that when a Certificate of Appropriateness is obtained, a building or land use permit may be obtained, if applicable.

I understand that if I intend to apply for the Special Valuation property tax program I will need to provide proof of expenditures (receipts) for all work approved by the Historic Preservation Board and that the approved project expenses will total 25% or more of the current assessed value of my property.

I understand that I **cannot** request Special Valuation consideration at the end of the construction period if review of materials and finishes has not occurred.

If I do not wish to file for Special Valuation, I understand that approval of my building's construction plans is still required by the Historic Preservation Board.


Signature of Owner(s) or Authorized Agent

4-28-10

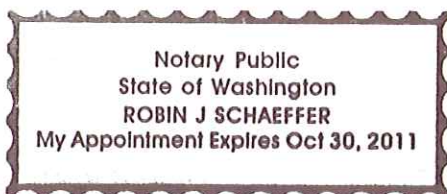
Date

STATE OF WASHINGTON)

County of Chelan

On this day personally appeared before me Joyce C Block to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 28 day of April, 2010.



Robin A. Schaffner
(Signature)

(Signature) Robini J Schgeffer

(Printed or typed name)
Notary Public, State of Washington
My Commission expires Oct 30, 2011

FOR OFFICE USE ONLY

The Historic Preservation Officer and/or the Wenatchee Historic Preservation Board have reviewed the Certificate of Appropriateness application and recommend:

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Approval of Certificate of Appropriateness | <input type="checkbox"/> Waiver of Certificate of Appropriateness |
| <input type="checkbox"/> Final Approval of Certificate of Appropriateness | <input type="checkbox"/> Denial of Certificate of Appropriateness |

A fully signed copy of this application and signature page has been provided to the property owner or their designated representative.

Historic Preservation Officer _____

Chair, Wenatchee Historic Preservation Board _____

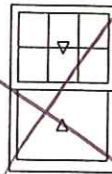
*** CAUTION: IT IS RECOMMENDED THAT A MINIMUM OF 1/4 INCH BE ADDED ***
 *** TO THE ROUGH OPENING HEIGHT WHEN USING MARVIN SILLGUARD ***

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***
 *** LIST PRICE (in USD) ***

PAGE 3

PROJECT: Joyce Block2

C UDH	644.00	1,288.00
RO 27 3/4" X 43"		
**S1		
G.S. 21 3/8" X 17 1/16"		
IG - 1 LITE		
LOW E II W/ARGON	12.00	24.00
7/8" RECT SDL - NO SPACER BAR - SPC CUT 3W2H	114.00	228.00
STONE WHITE CLAD EXT. - BA PINE INT.	0.00	0.00
**S2		
G.S. 21 3/8" X 17 1/16"		
IG - 1 LITE		
LOW E II W/ARGON	12.00	24.00
BZ SASH LOCK	0.00	0.00
SCREEN	58.00	116.00
STONE WHITE SURROUND	0.00	0.00
CHARCOAL FIBERGLASS MESH	0.00	0.00
NAILING FIN	0.00	0.00
6 9/16" JAMBS	29.00	58.00
BA PINE INTERIOR	0.00	0.00
STONE WHITE CLAD EXTERIOR	0.00	0.00
NO CSG	0.00	0.00
TOTAL LIST PRICE	869.00	1,738.00



AS VIEWED FROM THE EXTERIOR

QUOTE: 00000004 VER. 7.02 06/03/09

QTY: 2 MARK UNIT -

C UCA - LH	435.00	870.00
RO 18 3/4" X 42"		
FS 17 3/4" X 41 1/2"		
IG - 3/4" - 1 LITE		
LOW E II W/ARGON	0.00	0.00
7/8" RECT SDL - NO SPACER BAR - SPC CUT 2W3H	92.00	184.00
STONE WHITE CLAD EXT. - BA PINE INT.	0.00	0.00
BZ FOLDING HDLE	0.00	0.00
INTERIOR SCREEN	0.00	0.00
BRONZE SURROUND	0.00	0.00
CHARCOAL FIBERGLASS MESH	0.00	0.00
WHITE WEATHER STRIP	0.00	0.00

CONTINUED ON NEXT PAGE

BATHROOM

STONE WHITE CLAD EXTERIOR
NO CSG

0.00

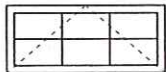
0.00

TOTAL LIST PRICE

552.00

1,104.00

NOTE: Rotating wash mode hardware not available on
URCA, UCA, UPRCA, and UPCA units with frame width less than 20 inches.



*Master
Bedroom*

AS VIEWED FROM THE EXTERIOR

QUOTE: 00000005 VER. 7.02 06/03/09
QTY: 2 MARK UNIT -

SPARE BEDROOM

600.00

1,200.00

C UDH
RO 16 3/4" X 35"
IG - 1 LITE
LOW E II W/ARGON
BZ SASH LOCK
SCREEN
STONE WHITE SURROUND
CHARCOAL FIBERGLASS MESH
NAILING FIN
6 9/16" JAMBS
BA PINE INTERIOR
STONE WHITE CLAD EXTERIOR
NO CSG

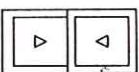
12.00 24.00
0.00 0.00
56.00 112.00
0.00 0.00
0.00 0.00
0.00 0.00
22.00 44.00
0.00 0.00
0.00 0.00
0.00 0.00

TOTAL LIST PRICE

690.00

1,380.00

AS VIEWED FROM THE EXTERIOR



*Guest
Room*

QUOTE: 00000006 VER. 7.02 06/03/09
QTY: 2 MARK UNIT -

CONTINUED ON NEXT PAGE

The current WCC code states that, in order to be granted a waiver, the HPB must make a finding that the proposed project doesn't negatively impact the district and meets the intent of the guidelines. The HPB, in the most recent Certificate of Appropriateness (March 3rd, 2010) was kind enough to find that the upper windows don't negatively impact the district and that, despite the vinyl, they meet the intent of the guidelines.

(b) The historic preservation board shall review any exception and approve exceptions only when the following findings are made:

(i) The proposed project will **not negatively impact** the district or surrounding property.

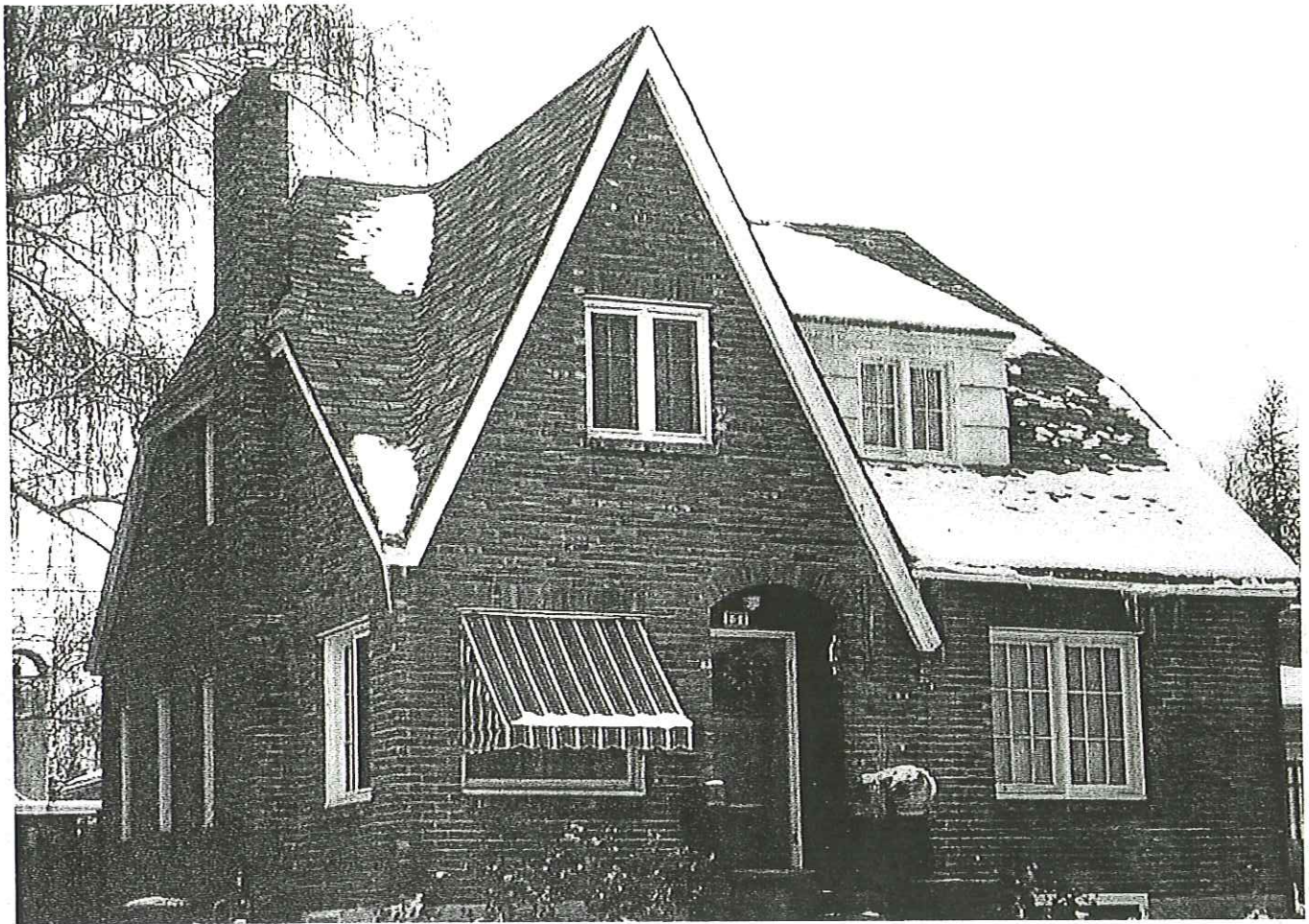
(ii) The proposed construction **meets the intent** of the district and the guidelines.

(iii) Granting of the exception does not change the status of the property from contributing to noncontributing.

=====
I would argue that the phrase "[the board] **shall**...approve the exceptions only when the...findings are made" indicates that the HPB *must* approve a waiver and has no discretion not to. In other words, the mandatory "shall" modifies "approve."

I've attached the final Certificate of Appropriateness where the HPB, in their "findings of fact," specifically address these criteria. Specifically, I direct your attention to numbered paragraph 13 through 17 on page 3. There, they "found" that (1) The proposed project will **not negatively impact** the district or surrounding property; and (2) The proposed construction **meets the intent** of the district and the guidelines. Therefore, the board itself made the findings and must approve the waiver.

The WCC still requires you to submit an application for a Certificate of Appropriateness. That can be found here. I would also submit pictures which demonstrate the before and after of the windows as well as a copy of the attached CoA.





136 S. Emerson - front



NARRATIVE SECTIONDate Of Construction: uncertain

Architect:

Engineer:

Builder:

Property appears to meet criteria for the National Register of Historic Places: NoProperty is located in a potential historic district (National and/or local): Yes - Local

Study Unit

Other

Architecture/Landscape Architecture

Statement of Significance

The house at 136 S. Emerson Avenue stands on Block 64 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape slowly over the first two decades of the 20th century. By 1921, about half of the lots contained a single-family home with a garage on the alley.

This particular parcel developed sometime between the late 1920s and the late 1940s, probably before or after the worst years of the Depression. Sanborn maps for 1928 show no dwelling in this location, but by 1949 this house in its current configuration is in place. No garage is depicted.

R.L. Polk directories reveal no listings at this address in 1929-30, or in 1940.

The property is significant as a fine, and possibly rather late example of a builder's Tudor Revival in brick masonry.

Description of Physical Appearance

A classic Tudor Revival cottage with a clipped side gable and steeply pitched asymmetrical wall gable at front. Variegated brick masonry exterior. Wooden casement and double-hung windows, and original Tudor front door remain. Portico has stucco-clad concrete stoop and recessed entryway under segmental arch.

Open sloped front yard with original concrete walk and steps. Graveled parking pad accessed from alley and metal garden shed installed at rear.

Major Bibliographic References

CHELAN COUNTY ASSESSOR'S OWNERSHIP RECORDS. WENATCHEE VALLEY MUSEUM & CULTURAL CENTER ARCHIVES. SANBORN CO. FIRE INSURANCE MAPS (1905, 1909, 1921, 1928, 1949). R.D. POLK CHELAN COUNTY AND WENATCHEE CITY DIRECTORIES (1907, 1909-10, 1910-11, 1914-15, 1927-28, 1929-30, 1940).

Grandview Historic District Working Discussion

Actions Subject to Review
Historic Preservation Board Meeting
May 18, 2010

Presentation Outline

- History of Standards
 - Design Standards for the Grandview Historic District
 - Original City Code (Ordinance 2006-12)
 - Current City Code (Ordinance 2007-34)
- Code Committee Recommended Changes

Design Standards for the Grandview Historic District

(From the packet given to the property owners)

Steps for Design Review (pg 8)

Step 1: Call the Historic Preservation Office at 664-3343. When owners begin *thinking* about additions, renovations, or new construction, the Historic Preservation staff is there to help!

Step 4: After review, the committee will make a recommendation to the Historic Preservation Board and staff who will issue a "Certificate of Approval" to the Building and Planning Department.

Historic Design Standards (pg 8)

The following set of design standards are to be used in the design and review of new construction, renovations, and building additions for those properties located within the Grandview Historic District.

Residential Areas and Development (pg 11)

The four areas to be addressed for development or renovation in the District are:

1. site design
2. houses and accessory buildings
3. landscaping
4. public right-of-way

Original City Code - Ordinance 2006-12

WCC 10.26.060 Actions Subject to Review by Wenatchee Historic Preservation Board

1. The following actions within the Grandview Historic District which require building permits shall be subject to the review of the Historic Preservation Board. All decisions of the Historic Preservation Board are subject to appeal in accordance with Section XII of this ordinance (WCC 10.26.120).
 - Demolition of any building listed in the inventory as historically significant or any building contributing to the historic character of the neighborhood.
 - Conversion from single family to other uses of any building listed in the inventory as historically significant or contributing to the historic character of the neighborhood.
 - Additions to any building.
 - Construction of any new buildings.
 - Exterior reconstruction, alteration, restoration, remodel, or repair to any building listed in the inventory of the Grandview Historic District as historically significant or contributing to the historic character of the neighborhood and such work that would require building permits.
 - Interior reconstruction, alteration, restoration, remodeling or repair is exempt from this ordinance unless such property is individually listed on the historic register and subject to review pursuant to Wenatchee City Code. Any such work shall be referred to the Historic Preservation Board to allow the Board to inform the property owner regarding tax incentives and technical assistance available.

Original City Code - Ordinance 2006-12

2. The following actions shall be subject to the review of the Historic Preservation Board. All decisions of the Historic Preservation Board are subject to appeal based on Section XII of this ordinance (WCC 10.26.120).
 - Construction of driveways or parking pads greater than 100 square feet in area.
 - Replacement of windows.
 - Replacement of roofing.
 - Replacement of siding on any building.
 - Modification, maintenance or installation of landscaping in conjunction with any activity subject to review of the Historic Preservation Board identified in this Ordinance (this chapter).

Current City Code - Ordinance 2007-34

WCC 10.40.060 Grandview historic district (GHD)

2. Building and Demolition Permit Actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170(3). All decisions of the historic preservation board are subject to appeal in accordance with item K of this section.
3. Interior reconstruction, alteration, restoration, remodeling or repair is exempt from this chapter unless such property is contributing to the district and subject to review pursuant to the Wenatchee City Code. Any such work shall be referred to the historic preservation board to allow the board to inform the property owner regarding tax incentives and technical assistance available.

Current City Code - Ordinance 2007-34

4. The following actions shall be subject to the review of the historic preservation board. All decisions of the historic preservation board are subject to appeal based on item K of this section.
- Construction of driveways or parking pads greater than 100 square feet in area.
 - Replacement of windows.
 - Replacement of roofing.
 - Replacement of siding on any building.
 - Modification, maintenance or installation of landscaping in conjunction with any activity subject to review of the historic preservation board identified in this chapter.

Committee Proposed Changes

proposed additions are italicized

Actions Subject to Review by Wenatchee Historic Preservation Board:

To insure consistency throughout the district, no alterations to a property shall occur in the Grandview Historic District without a Certificate of Appropriateness issued by the Historic Preservation Office/Board.

1. The following actions are subject to review by the Historic Preservation Board, *but may not require a City of Wenatchee permit.*
- Construction of driveways or parking pads greater than 100 square feet in area.
 - Replacement of windows.
 - Replacement of roofing.
 - Replacement of siding on any building.
 - Modification, maintenance or installation of landscaping in conjunction with any other activity subject to review of the Historic Preservation Board identified in this Ordinance.
 - *Any permit requests for properties in the District are subject to review by the Historic Preservation Officer and Board*

Committee Proposed Changes *proposed additions are italicized*

2. The following actions within the Grandview Historic District are subject to the review by the Historic Preservation Board and require a Certificate of Appropriateness and City building permit.
- Demolition of any building listed in the inventory as historically significant or any building contributing to the historic character of the neighborhood.
 - Conversion from single family to other uses of any building listed in the inventory as historically significant or contributing to the historic character of the neighborhood.
 - Additions to any building.
 - Construction of any new buildings.
 - Exterior reconstruction, alteration, restoration, remodel, or repair to any building listed in the inventory of the Grandview Historic District as historically significant or contributing to the historic character of the neighborhood and such work that would require building permits.
 - Interior reconstruction, alteration, restoration, remodeling or repair. Such work shall be referred to the historic preservation board to allow the board to inform the property owner regarding tax incentives and technical assistance available.
 - *Signage for businesses.*
 - *New or altered fences.*

Committee Proposed Changes *proposed additions are italicized*

3. *Materials/products not allowed in the District:*

- *Chain link, wire and vinyl fences.*
- *Plywood, exposed concrete block, metal, plastic (vinyl) for exterior siding.*
- *Sheet metal or plastic type roofing.*
- *Vinyl windows*

Property owners may propose alternative products for review and approval by the Historic Preservation Board on a case by case basis.

4. *Any requests by properties in the District for Variances, Conditional Use Permits, Land Divisions, Property Boundary and Business Licenses are subject to review by the Historic Preservation Officer and Board.*